

Tithe Farm aka Uplands aka Hill House

THE UPLANDS, until 1936 Uplands was in Stowupland!



Figure 1- Image of a Post card of Uplands posted on Facebook a few years back, a handwritten note on the back suggested it was Stowupland Hall



Figure 2 – Image downloaded from the internet when the house was offered for sale in 2019.

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Figure 3 Google map (2019) showing location of Uplands

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THE UPLANDS (compiled by Neil Langridge)

The documents relating to The Uplands Stowupland date from the 1790s onwards but refer to earlier dates. Many of the documents are copies made of earlier deeds. There is also a large abstract that summarizes documents from 1748.

The following is a simplified summary of the information I have managed to extract, there were also various mortgages leases and other documents that I haven't included. Some of the deeds only concern the tithes.

The name The Uplands seems to date from the early 20th century, the house was earlier known as Hill House and the farm as Tithe Farm.

The name Tithe Farm relates to the fact that the tithes of Stowmarket and Stowupland were endowed on the farm in the mid 18th century.

The position with the tithes is made clear in solicitors documents of 1956. The solicitors Gudgeon & Peacock for the then owner Mrs Ethel M. Marsh sought the opinion of a London lawyer saying that "The title is quite straight forward apart from the existence of a period of years (originally 2000 years) which was created by an indenture dated 11 October 1795". The then owner Frederick Woolaston also owned the great tithes of Stowmarket and Stowupland along with the house and from then the ownership of the property included ownership of the tithes, he sought to indemnify the purchaser of the property against the liability to contribute to the repair of the chancel of Stowmarket Parish Church by vesting the tithes in trustees until they were called upon for repair of the chancel.

There was some doubt if the property was legally indemnified against this hence the request for legal advice.

The advice received was that this trust was probably null and void as the 2000 year period was too remote and the owner Mrs Marsh should "execute a simple declaration of merger".

TITHES

The payment of tithes became a legal requirement in late Saxon times, the Great Tithes related to corn and hay and the small tithes to livestock, wool and non-cereal crops. One tenth of all produce were expected to be paid to the church for the maintenance of the chancel of the parish church, the person who received the tithes was called the "rector" originally this was the minister of the church but many churches were appropriated by religious institutions such as monasteries. The monastery would then become the rector and receive the tithes along with the responsibility to maintain the chancel this was the case with Stowmarket church which was appropriated by the Abbey of St. Osyth Essex

When the monasteries were abolished by Henry 8th in the 1530s their rights and income including receiving tithe were confiscated by the Crown. These rights and income were then sold on to various laymen who could bequeath them or sell them on. This is how the tithes of Stowmarket and Stowupland came to become to be owned eventually by Frederick Woolaston.

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The Abstract of Title dated 1875 refers to 1546/47 “all the Rectories of Stowmarket, Newton, Dagworth and Gipping together with all tithes [belonging] to the late monastery of St. Osith” were sold to Sir Thomas Darcy [Stowupland not then having a church was included in Stowmarket parish].

The Abstract then deals with the owners of the tithes before Frederick Woolaston.

In 1765 the tithes of Stowmarket [including Stowupland] were sold by William Lynch to Frederick Woolaston of Finborough Hall, Great Finborough, also “the farm of the said Wm. Lynch ... lying & being in Stowupland”.

In Frederick Woolaston’s will of 1794 the farm is said to be of 30 acres and to be then leased to and in the occupation of John Boby. The early owners of the property don’t seem to have actually lived there but leased the house and farm out to tenants.

The Boby family were farmers living at The Ashes off Newton Road and later were tenants of Columbine Hall.

John Boby bought the farm and in his will of 1815 he bequeaths it to his son Robert Boby named as “Tithe Farm” and was then in the occupation of John Boby’s widowed daughter Elizabeth Posford. John Boby died in 1817.

In 1822 the property is said to be of 30 acres and the house divided into 3 tenements or cottages in the occupation of Elizabeth Posford, Dennis Spooner and widow Goote.

ALSO, ALL THAT
VALUABLE ESTATE,
CALLED THE
TITHE FARM,
SITUATE IN **STOWUPLAND**
Consisting of a **Farm-house**, Barn, and other Buildings, and **99A. 1R. 15P.** of most excellent arable and pasture Land, of which the barn and 8 acres are Copyhold of the Manor of Thorney Hall, and the rest is Freehold.
This Estate is Free of Great **Tithes** and is subject to the payment of **6l. 16s. 5d.** for outgoings, and also to the keeping in repair the Chancel of the Church at Stowmarket.
For further particulars apply to Messrs. R. and J. Marriott, solicitors, Stowmarket, or to the Auctioneers, County Press, Ipswich.
(One concern.)

Robert Boby died in 1828 the Tithe Farm [with tithes] was put up for auction in 1829 and bought for £5160 by Charles Rayner Freeman the owner and farmer of Stowupland Hall

THE 1844 FIRE

During the year 1844 there was much unrest amongst the agricultural workers and protests about low pay, protests escalated in the form of arson attacks on local farms, there were 2 fires at Columbine Hall and the tithe farm was also targeted.

On 1st June a fire was started at the Tithe Farm and a stable and large barn were destroyed. The Norwich Mercury reported the incident as follows –

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“A fire broke out on Saturday evening, between seven and eight o’clock, a barn on the Tithe Farm, Stowupland, the property and in the occupation of Mr. C. Freeman. Being within a few rods of the town of Stowmarket, the engines were on the spot almost immediately the alarm was given, and aided the exertions of the numbers present, succeeded in saving the dwelling-house, which was uninhabited, and thatched cottage in the rear of the premises. The property destroyed, which we understand was fully insured, consisted of a stable, with a large double barn containing several loads of straw and fodder, and large quantity of building materials.”

Freeman posted in the newspaper the same day –

“C. R. FREEMAN RETURNS his most grateful thanks to the kind friends, neighbours, and inhabitants at large of Stowmarket and its vicinity, for their prompt assistance, by which means the Hill House was saved from the late awful fire, and desires to express his warmest acknowledgments”.

The 1839 tithe map shows the barn and the thatched cottage to its left marked “a”.



The will of C.R. Freeman made in 1849 left all his property in Stowupland to his children.

In his diary William Freeman son of Charles mentions the farm a few times briefly.

On 9th Aug 1851 he *“paid men at Tithe Farm”*.

2nd Feb 1852 he *“drove Rev. F.W. Freeman to Tithe Farm*

6th Feb 1852 he *went to Tithe Farm in the morning* and again on 7th Feb.

The farm was bought in 1863 by Frederick Cookson vicar of Stowupland, the house said then to be in occupation of a Mr. Matthew and the land farmed by Thomas Cuthbert.

The schedule of land is set out thus –

House Garden Orchard	1 acre 1 rod 8 perches
Hill House Meadow	3 acre 1 rod 10 perches
Great Plampins	7 acres 2 rod 17 perches
Little Plampins	5 acre 2 rod 25 perches
Seven Acres	7 acre 21 perches
Five Acres	5 acre 12 perches
Occupation lane	3 rod 7 perches

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The property is advertised in the newspaper with a good description including cellar, orchards and well.

**THE "HILL ESTATE,"
STOWUPLAND.**

Mr. HENRY CROSSE

Is instructed by the Executors of the late C. R. FREEMAN, Esquire, to **SELL** by **AUCTION**, at the King's Head Inn, Stowmarket, on Thursday, July 31st, 1862, at 4 o'clock in the afternoon,

ALL that Valuable **ESTATE**, with a Genteel Residence thereon, called the "**HILL HOUSE**," **Stowupland** and 30 Acres, 3 Roods, 10 Perches of most productive **LAND**.

The Residence comprises dining and drawing rooms, with entrance, kitchen, washhouse, cellar, and storerooms, three principal bedrooms and two attics, stable, chaise **house**, and offices, with a well of excellent water, a walled-in garden, an orchard of growing fruit trees containing, with the sites of the buildings, 1 Acre and 39 Perches, in the occupation of **WM. MATTHEW, Esq.**, at the annual rent of £30.

The remainder, comprising 29 Acres, 2 Roods, 11 Perches of extremely fine Arable and Meadow **LAND**, is in the occupation of **Mr. THOMAS CUTHBERT**, at the annual rent of £63.

The whole Estate is Tithe Free and free of Land Tax. This valuable Property is delightfully situate on an eminence commanding a view of Stowmarket and the surrounding neighbourhood, and is within five minutes' walk of the Stowmarket Railway Station.

Possession of the whole will be given at Michaelmas next. Particulars and Conditions of Sale, with Plans, may be obtained of Messrs. Robinson and Safford, Solicitors, Hadleigh; and of the Auctioneer, Tavern Street, Stowmarket.

In the 1861 census William Matthew age 34 who was of independent means was at Hill House with wife Dorothy and son John and a 70 year old visitor Marianne Beard, maybe a relative. They also had three servants namely a cook, groom and nurse.

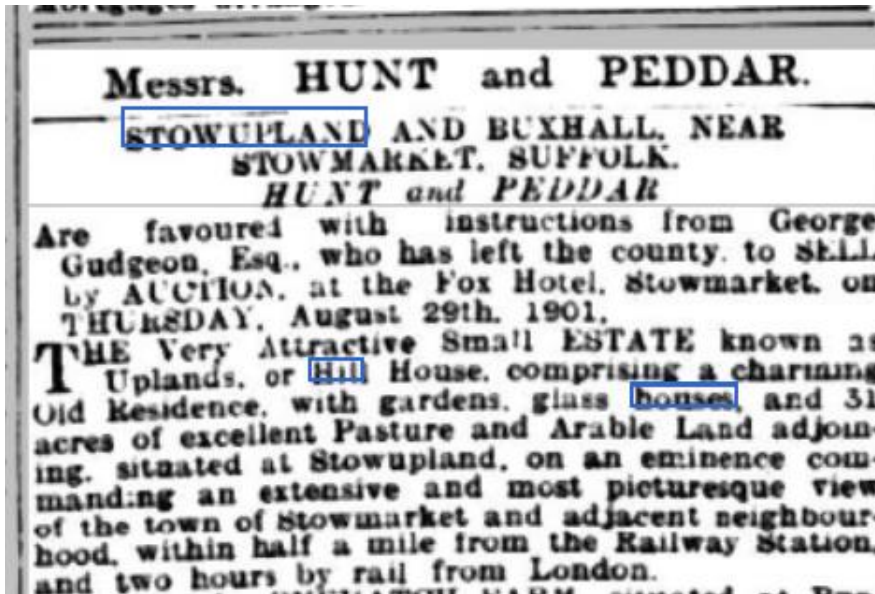
In the deed of 1863 the house is called The Hill House for the first time although the farm is still called Tithe Farm.

On the death of the Reverend Frederick Cookson in 1872 the property passed to his son Frederick Nesfield Cookson and is described as "Dwelling house called the Hill House together with 30 acres 3 rods 20 perches of land of which 24 a 3 r 20 p are copyhold of the manors of Thorney Hall and Columbine Hall and the rest is freehold.

In 1876 Frederick Nesfield Cookson sold the property to Alexander Clutterbuck brewer of Stowmarket whose brewery was at the old waterworks site in Station Road he also owned The Retreat. Included with the deed of 13 March 1876 is a hand drawn plan of the property and a schedule giving the area of each field.

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Clutterbuck soon sold it to Ernest Prentice and there is another plan of the property on the deed of 28 Sept 1878, Prentice immediately mortgaged the property for £2000.



The property came into the possession of George Gudgeon who put it up for sale in 1901.

The deed of 25 March 1903 describes the house as “Uplands or Hill House”.

Later owners were –

William Harvey brewers chemist of Stowmarket

William Alfred Turner grocer of Stowmarket

Ethel Martha Marsh

Cecil and Gertrude Shuttlewood

James and Hazel Brownlee

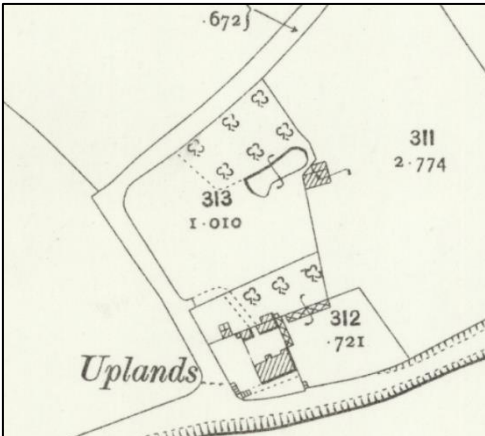
Roger Brownlee

Russell and Janice Meredith

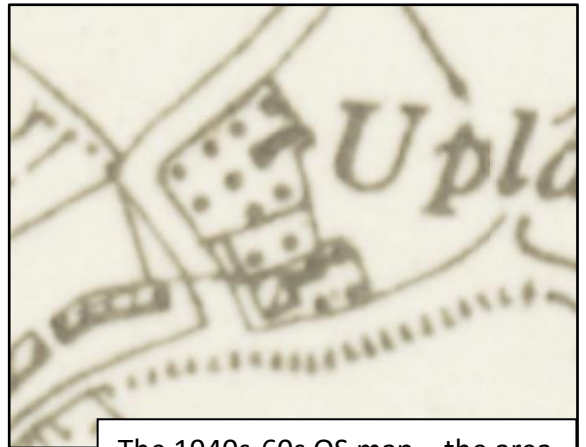
John McLean and Ms. D. Jones

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Orchards



On this late 1800/early 1900 OS map the area of the orchards is shown by the regularly spaced tree symbols.



The 1940s-60s OS map – the area of orchard seems more extensive.

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Some relevant 1840 Owners and Occupiers			
Owner and Occupier C.R. Freeman,			
536 – Seven Acre	545- Great Plempin	546 -Little Plempin	640 -Building & yard
641 - Orchard	642 – Hill House meadow	643 – Occupation Lane	644- Five acres
640a Cottage & garden – occupier John Stockings			
Owner Lord Frederick Boston : Occupier John Boby			
646 – Sand pit Meadow	647 – Great Hill	648 -Middle Hill	649 - Orchard
666 – Stow meadow	Also 526, 645 to 615, 655 to 658, 661 to 665		
Rev John Freeman : Occupier George Preston			
626 – Bell Pightle	627 – Meadow across road	628 Five Acre Field	
Also 621 to 623, 630, 632, 634 to 637, 639			
Owner Martha Diggons Marriott : occupier Frederick Ablett Abbott			
667- Harold's Field	668 – Further Downs	669 – Middle Downs	670- Further Downa

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Figure 4 Extract from 1840 Tithe map showing land in the area of Tithe Farm/Uplands



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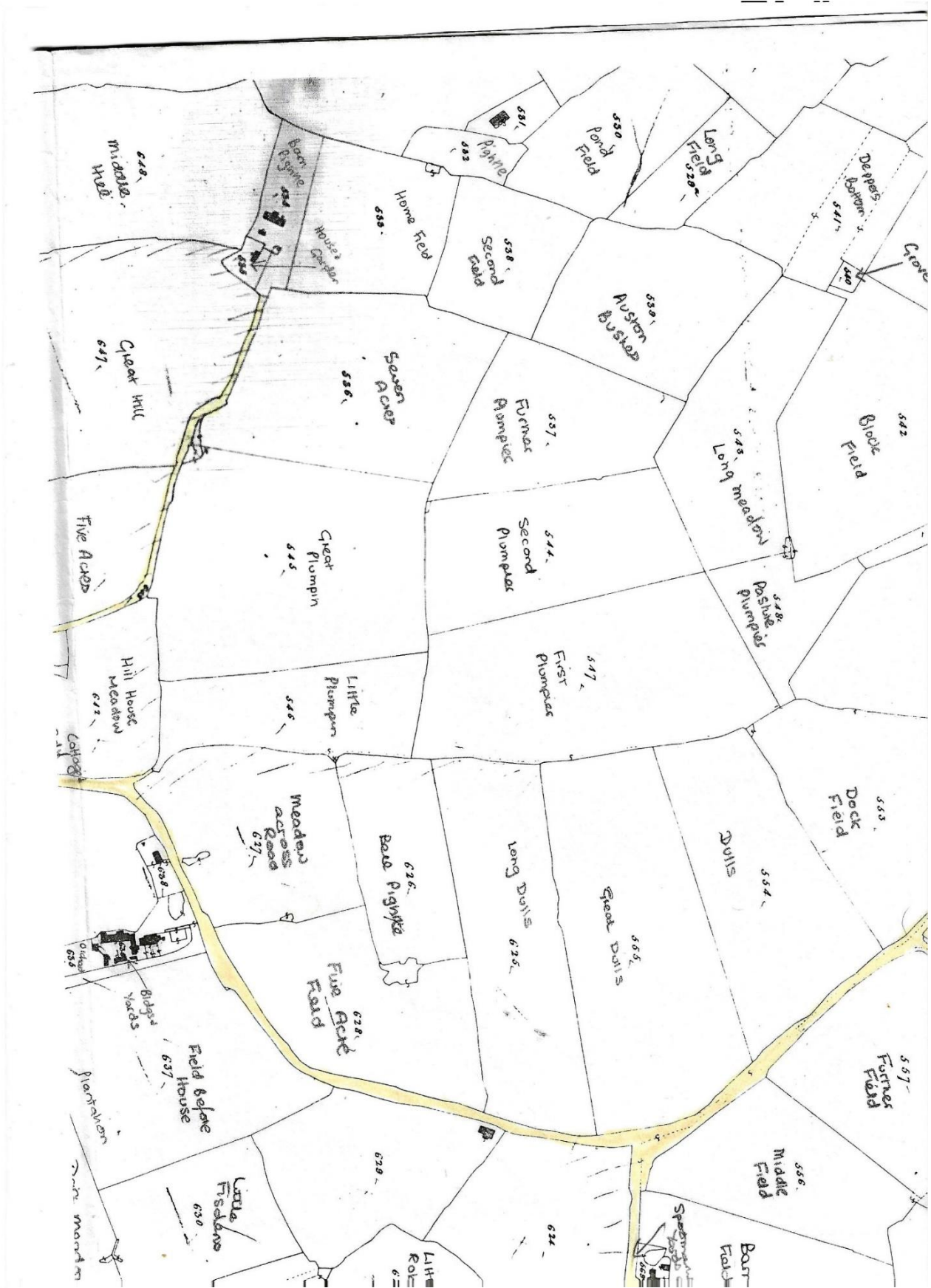


Figure 6 Copies of copies of Tithe map (c1840) held in our Archives.

